



SITUATION

Located in the Town Centre, close to the junction with Quirke Street and within this well established parade that links into Park Street which hosts such multiple retailers as **HSBC**, **M&Co** and **McColls**, as well as a large variety of local traders. **The town also serves the nearby Butlins Holiday Resort which is less than one mile to the east.** Minehead lies some 27 miles north-west of Taunton enjoying excellent road access via the A39, A396 and the M5.

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor plus a rear **Garage**.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 16'4" narrowing at rear to 15'8" Shop Depth 17'10" Built Depth 26'8" Kitchen Area Approx 120 sq ft External WC	C. Hill & M. Down t/a Bailey Mac's (Coffee Shop)	10 years from 7th December 2012	£7,000	FRI Tenant's Break December 2017 Note: The tenant did not exercise the June 2014 Break Clause.
First Floor Flat & Garage	Not Inspected	Individual	999 years from 1st June 1982	£10	FRI
TOTAL				£7,010	

£7,010 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page



FREEHOLD

Note: The property also includes a section of flying Freehold for part of the flat above the adjoining property.

VENDOR'S SOLICITORS

Darlington Hardcastles – Tel: 01923 774 272
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts